

COLLECTIVE EXHIBIT 2



March 28, 2023

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Holiday Midtown, LLC
Holiday Erin, LLC
Attn: Trey Jordan
5885 Ridgeway Ctr. Pkwy., #110
Memphis, TN 38120

Re: Past Due Monthly Payments at Holiday Ham ErinWay and Midtown locations

Midtown Lease - Lease dated June 15, 2006, as amended, for approximately 4,686 rentable square feet located at 2087-2091 Union Avenue, Memphis, Tennessee.

ErinWay Lease - Lease dated July 8, 1998, as amended, for approximately 3,825 rentable square feet located at 585 Erin Drive, Memphis, Tennessee

Dear Mr. Jordan,

Pursuant to the above referenced Leases, Tenants are required to pay Monthly Payments by the first of each month. Despite prior correspondence from Landlords' agents, Tenants have failed to pay March 2023 Monthly Payments, including accrued late fees, at the aforementioned locations and are in breach of the respective Leases. To avoid Landlords declaring this continuing breach an Event of Default, Tenants must remit payments to Landlords for March rent and past-due payments in the following amounts within ten (10) days of this notice:

- Midtown location - \$13,146.35
- ErinWay location - \$17,124.60

Unless full payment of the past-due amounts is received by April 8, 2023, plus April's Monthly Payments which will come due during that time, Landlords may institute legal proceedings for these Events of Default, without further notice or demand, and will seek a judgment for the entire past-due balances for each location which total more than \$290,000. Please be advised that Landlords reserve all rights under the Lease and that Tenants may be liable for all expenses that Landlords incur in enforcing these rights, including without limitation attorney fees and court costs.

See enclosed Statements of Account for a full summary of the balances owed. Please coordinate payment with Shelly Wages at shellyw@lpimemphis.com.

Thank you for your time and attention to this matter.

Sincerely,

Emily M. Morrison
Emily M. Morrison
General Counsel

Electronic copy to:

tjordan@pimentos.com

LPI Memphis
P.O. Box 171247
Memphis, TN 38187
(901) 761-3333

3/20/2023

ACCOUNT NUMBER

Holiday Midtown, LLC
EMAIL INVOICES-SEE NOTES
5885 Ridgeway Ctr. Pkwy. #110
Memphis, TN 38120

2

MAKE CHECKS PAYABLE TO: Loeb Bros. Realty, L.P.

BALANCE DUE

125,258.70

Date	Code	Description	Charges	Payments	Amount Due
3/1/2020	BRT	Base Rent	7,590.54	2,102.41	5,488.13
6/1/2020	BRT	Base Rent	8,602.69	.00	8,602.69
7/1/2020	BRT	Base Rent	8,602.69	.00	8,602.69
8/1/2020	BRT	Base Rent	8,602.69	.00	8,602.69
9/1/2020	BRT	Base Rent	8,602.69	.00	8,602.69
10/1/2020	BRT	Base Rent	8,602.69	4,114.55	4,488.14
11/1/2020	BRT	Base Rent	8,602.69	3,917.98	4,684.71
12/1/2020	BRT	Base Rent	8,602.69	3,917.98	4,684.71
1/1/2021	BRT	Base Rent	8,602.69	3,025.20	5,577.49
2/1/2021	BRT	Base Rent	8,602.69	3,844.50	4,758.19
3/1/2021	BRT	Base Rent	8,602.69	2,095.57	6,507.12
4/1/2021	BRT	Base Rent	8,602.69	4,435.77	4,166.92
5/1/2021	BRT	Base Rent	8,602.69	5,808.68	2,794.01
6/1/2021	BRT	Base Rent	8,602.69	4,956.50	3,646.19
7/1/2021	BRT	Base Rent	8,602.69	5,322.12	3,280.57
8/1/2021	BRT	Base Rent	8,602.69	5,575.16	3,027.53
9/1/2021	BRT	Base Rent	8,602.69	5,364.92	3,237.77
10/1/2021	BRT	Base Rent	8,602.69	4,953.91	3,648.78
3/1/2023	BRT	Base Rent	8,602.69	.00	8,602.69
7/16/2021	CNC	APR 20 MIN RENT	7,590.54	.00	7,590.54
7/16/2021	CNC	MAY 20 MIN RENT	8,602.69	.00	8,602.69

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5885 Ridgeway Ctr. Pkwy. #110
Memphis, TN 38120

2

MAKE CHECKS PAYABLE TO: Loeb Bros. Realty, L.P.

BALANCE DUE

125,258.70

Date	Code	Description	Charges	Payments	Amount Due
3/1/2023	INS	Insurance - Monthly	251.00	.00	251.00
2/10/2020	LAT	LATE FEE	759.05	.00	759.05
3/10/2020	LAT	LATE FEE	759.05	.00	759.05
5/8/2020	LAT	RE-ENTER JAN LF-CR APPLY INCOR	759.05	.00	759.05
1/11/2023	LAT	JAN LATE FEE	860.27	759.05	101.22
2/23/2023	LAT	FEB LATE FEE	860.27	.00	860.27
3/20/2023	LAT	March Late Fee	860.27	.00	860.27
3/1/2023	TAX	Property Tax - Monthly	1,711.85	.00	1,711.85

3/20/2023

ACCOUNT NUMBER

Please send this portion of the statement with your remittance.

INVOICE #:
Holiday Midtown, LLC

2

LPI Memphis
P.O. Box 171247
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Current	30	60	90	120	BALANCE DUE
12,286.08	0.00	101.22	0.00	112,871.40	125,258.70

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3/20/2023

ACCOUNT NUMBER

Holiday Erin, LLC
EMAIL INVOICES-SEE NOTES
5885 Ridgway Ctr. Pkwy. #110
Memphis, TN 38120

6

MAKE CHECKS PAYABLE TO: ErinWay Partners, L.P.

BALANCE DUE

167,676.20

Date	Code	Description	Charges	Payments	Amount Due
3/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
6/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
7/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
8/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
9/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
10/1/2020	BRT	Base Rent	10,088.00	3,955.46	6,132.54
11/1/2020	BRT	Base Rent	10,088.00	3,872.04	6,215.96
1/1/2021	BRT	Base Rent	10,088.00	3,230.88	6,857.12
2/1/2021	BRT	Base Rent	10,088.00	3,230.88	6,857.12
3/1/2021	BRT	Base Rent	10,088.00	2,620.68	7,467.32
4/1/2021	BRT	Base Rent	10,088.00	4,337.71	5,750.29
5/1/2021	BRT	Base Rent	10,088.00	5,863.15	4,224.85
6/1/2021	BRT	Base Rent	10,088.00	5,173.78	4,914.22
7/1/2021	BRT	Base Rent	10,088.00	4,966.59	5,121.41
8/1/2021	BRT	Base Rent	10,088.00	4,995.20	5,092.80
9/1/2021	BRT	Base Rent	10,088.00	7,363.91	2,724.09
10/1/2021	BRT	Base Rent	10,088.00	4,876.11	5,211.89
3/1/2023	BRT	Base Rent	10,088.00	.00	10,088.00
9/1/2020	CAM	CAM - Monthly	2,344.00	.00	2,344.00
3/1/2023	CAM	CAM - Monthly	2,627.00	.00	2,627.00
7/15/2021	CNC	APR 20 MIN RENT	10,088.00	.00	10,088.00

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3/20/2023

ACCOUNT NUMBER

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5885 Ridgway Ctr. Pkwy. #110
Memphis, TN 38120

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MAKE CHECKS PAYABLE TO: ErinWay Partners, L.P.

BALANCE DUE

167,676.20

Date	Code	Description	Charges	Payments	Amount Due
7/15/2021	CNC	MAY 20 MIN RENT	10,088.00	.00	10,088.00
9/1/2020	INS	Insurance - Monthly	89.00	.00	89.00
3/1/2023	INS	Insurance - Monthly	164.00	.00	164.00
1/10/2020	LAT	LATE FEE	504.40	.00	504.40
3/10/2020	LAT	LATE FEE	504.40	.00	504.40
1/11/2023	LAT	JAN LATE FEE	1,008.80	.00	1,008.80
3/20/2023	LAT	March Late Fee	1,008.80	.00	1,008.80
6/17/2022	PYE	2021 EXP REC	7,135.64	.00	7,135.64
9/1/2021	PYT	Recovery Reconciliation 12/20	5,436.48	4,296.66	1,139.82
1/6/2020	SUR	BANNER/BANNER TIES	60.73	.00	60.73
9/1/2020	TAX	Property Tax - Monthly	1,588.00	.00	1,588.00
3/1/2023	TAX	Property Tax - Monthly	2,228.00	.00	2,228.00

3/20/2023

ACCOUNT NUMBER

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INVOICE #:
Holiday Erin, LLC

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Current	30	60	90	120	BALANCE DUE
16,115.80	0.00	1,008.80	0.00	150,551.60	167,676.20



FEDERAL EXPRESS

July 17, 2023

Tracking Number 7727 5756 6585

Holiday Erin, LLC
Attn: Trey Jordan
7700 Poplar Ave., Suite 200
Germantown, TN 38138

Re: Past Due Monthly Payments at Holiday Ham ErinWay

ErinWay Lease: Lease dated July 8, 1998, as amended, for approximately 3,825 rentable square feet located at 585 Erin Drive, Memphis, Tennessee

Dear Mr. Jordan,

Pursuant to the above referenced Lease, Tenant is required to pay Monthly Payments by the first of each month. As of today's date, Tenant has failed to make monthly payments due and owing under the terms of the Lease for the months of June and July 2023. Further, Tenant has an outstanding balance of \$189,561.05 that is due and owing. Please see enclosed statement of account evidencing the same. Failure to make these payments within ten days of Tenant's receipt of this written notice shall be deemed an event of default pursuant to Article 18 of the Lease. Landlord is further entitled to the recovery of any and all attorneys' fees incurred in enforcing its rights under the terms of the Lease.

Landlord reserves the right to exercise, in any such order as the Landlord elects, any one or more of the remedies available to Landlord pursuant to the Lease or otherwise at law or in equity, and nothing in this letter shall constitute a waiver of any rights of the Landlord to pursue such rights and remedies. Any waiver shall not be effective unless set forth in writing and executed by an authorized representative of Landlord. Tenant shall not be entitled to rely on any verbal statement made or purported to be made by or on behalf of the Landlord in connection with any alleged agreement. Please be further advised that no past or future delay or omission in the exercise of any right or remedy accruing to Landlord as a result of any default is intended to constitute a waiver of any right or remedy accruing to Landlord as a result of that default or any other default.

To the extent the any of Tenant's obligations under the terms of the Lease have been discharged, dismissed or are subject to the automatic stay of a bankruptcy order under Title 11 of the United States Code, this notice is for compliance and informational purposes only and does not constitute a demand for payment or any attempt to collect any such obligation. This notice is given pursuant to 11 U.S.C. § 362(b)(11), if applicable.

Thank you for your time and attention to this matter.

Sincerely,
Emily M. Morrison
Emily M. Morrison
General Counsel

Copy via USPS Priority Mail Return Receipt Requested:

Holiday Erin, LLC
Attn: Trey Jordan
585 Erin Drive
Memphis, TN 38119

Holiday Erin, LLC
Attn: Trey Jordan
3895 E Raines Rd
Memphis, TN 38118

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MAKE CHECKS PAYABLE TO: ErinWay Partners, L.P.

BALANCE DUE

189,561.05

Date	Code	Description	Charges	Payments	Amount Due
3/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
6/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
7/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
8/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
9/1/2020	BRT	Base Rent	10,088.00	.00	10,088.00
10/1/2020	BRT	Base Rent	10,088.00	3,955.46	6,132.54
11/1/2020	BRT	Base Rent	10,088.00	3,872.04	6,215.96
1/1/2021	BRT	Base Rent	10,088.00	3,230.88	6,857.12
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3/1/2021	BRT	Base Rent	10,088.00	2,620.68	7,467.32
4/1/2021	BRT	Base Rent	10,088.00	4,337.71	5,750.29
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10/1/2021	BRT	Base Rent	10,088.00	4,876.11	5,211.89
6/1/2023	BRT	Base Rent	10,088.00	.00	10,088.00
7/1/2023	BRT	Base Rent	10,088.00	.00	10,088.00
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6/1/2023	CAM	CAM - Monthly	2,627.00	.00	2,627.00

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7/15/2021	CNC	MAY 20 MIN RENT	10,088.00	.00	10,088.00
9/1/2020	INS	Insurance - Monthly	89.00	.00	89.00
6/1/2023	INS	Insurance - Monthly	164.00	.00	164.00
7/1/2023	INS	Insurance - Monthly	164.00	.00	164.00
1/10/2020	LAT	LATE FEE	504.40	.00	504.40
3/10/2020	LAT	LATE FEE	504.40	.20	504.20
6/28/2023	LAT	JUNE LATE FEE	1,008.80	.00	1,008.80
7/10/2023	LAT	LATE FEE	504.40	.00	504.40
6/17/2022	PYE	2021 EXP REC	7,135.64	4,842.00	2,293.64
7/1/2023	PYE	22 EXP REC	12,124.45	.00	12,124.45
9/1/2021	PYT	Recovery Reconciliation 12/20	5,436.48	4,296.66	1,139.82
1/6/2020	SUR	BANNER/BANNER TIES	60.73	.00	60.73
9/1/2020	TAX	Property Tax - Monthly	1,588.00	.00	1,588.00
6/1/2023	TAX	Property Tax - Monthly	2,228.00	.00	2,228.00
7/1/2023	TAX	Property Tax - Monthly	2,228.00	.00	2,228.00

7/13/2023

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Holiday Erin, LLC

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Memphis, TN 38187
(901) 761-3333

Current	30	60	90	120	BALANCE DUE
28,744.65	15,107.00	0.00	0.00	145,709.40	189,561.05